

Economic Indicators

Loudoun County, Virginia

October 2000

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date
New Residential Construction				
New Residential Units Permitted	September 2000	444	5,050	4,210
Single Family Detached Units Permitted	September 2000	158	2,150	2,221
Single Family Attached Units Permitted	September 2000	126	1,830	1,476
Multifamily Units Permitted	September 2000	160	1,070	513
<i>Source: Loudoun County Department of Building and Development</i>				
New Nonresidential Construction				
Office SF Permitted	September 2000	461,204	5,741,359	3,926,030
Flex/Industrial SF Permitted	September 2000	0	1,770,131	1,313,686
Retail SF Permitted	September 2000	217,000	2,027,874	692,358
Other SF Permitted	September 2000	157,473	372,892	332,736
Taxable SF Permitted	September 2000	86,731	1,570,462	1,587,250
Nontaxable SF Permitted	September 2000			
Total Value Nonresidential Construction	September 2000	374,761	5,320,205	3,510,461
Value of New Buildings	September 2000	86,443	421,154	415,569
Value of Alterations/Additions	September 2000			
Route 28 Taxing District SF Permitted	September 2000	\$14,151,036	\$289,198,589	\$234,559,360
Value of Route 28 Permitted Construction	September 2000	\$13,390,724	\$261,001,018	\$184,211,298
	September 2000	\$760,312	\$28,197,571	\$50,348,062
<i>Source: Loudoun County Department of Building and Development</i>				
Housing Sales				
Single Family Detached	June 2000	885	4,117	3,305
Single Family Attached	June 2000	466	2,100	1,881
Condominium	June 2000	334	1,674	1,128
	June 2000	85	343	296
<i>Source: Loudoun County Department of Financial Services</i>				
Washington Dulles International Airport				
Total Passengers	July 2000	1,876,622	12,030,472	11,220,523
International Passengers	July 2000	400,093	2,261,785	2,024,907
Total Freight (metric tonnes)	July 2000	31,002	219,976	200,938
<i>Source: Metropolitan Washington Airports Authority</i>				
Taxable Sales (000s)				
	2nd Quarter 2000	\$597,307	\$1,111,874	\$946,342
<i>Source: Virginia Department of Taxation</i>				

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Average Housing Prices	June 2000	\$241,878	\$247,378	\$226,057
Single Family Detached	June 2000	\$314,687	\$322,784	\$284,405
Single Family Attached	June 2000	\$173,634	\$175,822	\$159,319
Condominium	June 2000	\$110,868	\$116,573	\$117,079

Source: Loudoun County Financial Services

At Place Employment				
Employees	4th Quarter 1999	81,389	78,381	69,057
New Jobs (over previous period)	4th Quarter 1999	3,008		
Establishments	4th Quarter 1999	4,356	4,227	4,029
New Businesses (over previous period)	4th Quarter 1999	129		
Gross Wages (millions)	4th Quarter 1999	\$965	\$765	\$670

Source: Virginia Employment Commission

Consumer Price Index				
Washington-Baltimore DC/MD/VA (1996=100)	July 2000	108.4	106.7	104.6
US-All Urban Consumers (1982-84=100)	August 2000	172.8	172.8	167.1

Source: US Bureau of Labor Statistics

Civilian Labor Force				
Loudoun County	August 2000	89,536	90,254	85,392
Northern Virginia	August 2000	1,226,031	1,235,474	1,173,261

Source: Virginia Employment Commission

Unemployment Rate				
Loudoun County	August 2000	1.2	1.2	1.2
Northern Virginia	August 2000	1.5	1.4	1.8

Source: Virginia Employment Commission

Washington Economic Index				
Leading Index (1987=100)	July 2000	111.4	110.6	108.5
Current Index (1987=100)	July 2000	123.5	122.6	121.7

Source: Metropolitan Council of Governments

Non-Residential Vacancy				
Total	3rd Quarter 2000	6.2%	4.4%	12.0%
Office	3rd Quarter 2000	7.6%	7.7%	21.1%
Flex	3rd Quarter 2000	10.3%	3.7%	7.8%
Industrial	3rd Quarter 2000	1.3%	1.4%	6.3%

Source: Realty Information Group

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Percent Change

20.0%

-3.2%

24.0%

108.6%

46.2%

34.7%

192.9%

12.1%

-1.1%

51.6%

1.3%

23.3%

41.7%

-44.0%

46.8%

24.5%

24.6%

11.6%

48.4%

15.9%

7.2%

11.7%

9.5%

17.5%

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Percent Change

7.0%

10.6%

9.0%

-5.3%

17.9%

8.1%

44.0%

3.6%

3.4%

4.9%

4.5%

0.0%

-16.7%

1.9%

0.7%

-48.5%

-63.9%

32.3%

-78.9%